

July 21, 2025 @ 6:30 P.M.

The Township Board of Commissioners held their regular monthly meeting on the above date and time at 97 Wanamaker Avenue, Essington, PA 19029 with Patrick McCarthy, Board President, presiding. Present:

Patrick Barr, Commissioner  
Dennis Arthur, Commissioner  
Lisa Edmiston, Commissioner  
Roger Joseph, Commissioner  
David D. Schreiber, Manager  
Dominic Scrivano, Engineer's Office  
Sam S. Auslander, Esq., Solicitor

Township Engineer Dennis O'Neill, P.E. was absent from this meeting

Mr. McCarthy called the meeting to order and all rose for the Pledge of Allegiance to the Flag.

Prior to the start of the evening's regular agenda, Ms. Catherine Spahr of Delaware County Planning Department addressed the Board and attending public about Delaware County's "Vision Zero" strategy to eliminate traffic related deaths. Vision Zero is the County's comprehensive study on traffic accidents in Delaware County and provides an action plan aimed at eliminating traffic fatalities and severe injury crashes. Interested parties can learn more about the Vision Zero Action Plan and ways to support safer streets in Delaware County by visiting the Vision Zero Action Plan project website at <https://delcodev.ntc-us.com/current-projects/vision-zero-plan-delaware-county>

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**ON A MOTION** by Roger Joseph and second by Lisa Edmiston, the minutes of the June 2025 Monthly Commissioners Meeting were accepted and approved by a unanimous voice vote.

Board President McCarthy reported that all members have received copies of the Treasurer's and Secretary's Report of Receipts. There being no questions;

**ON A MOTION** by Lisa Edmiston and second by Roger Joseph, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for July 2025 will be distributed to all members at the end of the month. There being no questions;

**ON A MOTION** by Patrick Barr and second by Lisa Edmiston the bill list will be paid for the month of July 2025 by a unanimous voice vote.

### **Public Comments on Agenda Items:**

Mr. Zurdi Dobi, 200 Powhattan Avenue, regarding Item #8, Adoption of Ordinance 2025-932 Amending the Township Parking Lot Tax, asked what amendment is. The Board responded that the previous tax was 9.5% of 29% of Revenue while the new rate will be 11.5% of 32%. Asked for an update on the Township's audit and the "new DEP requirements".

Regarding Item #12, Release #4 to AP Construction, asked if there were any additional change orders approved and what work was completed. Asked for the amount spent on the vehicle driven by the Township Manager and when it was purchased. Asked for an update on the Lutheran Church "deed issue", Wawa litigation, Wu litigation, and the Lazaretto Grant dating from 2005. Referenced civil lawsuit by a "Marco McKinnie" and asked for a status.

### **COMMITTEE REPORTS:**

#### **ADMINISTRATION, LAW, ORDINANCE, PUBLIC SAFETY AND FINANCE – Patrick K. McCarthy Chairman**

#### **Trash Truck at Public Works Department**

**ON A MOTION** by Lisa Edmiston and second by Roger Joseph the Board voted unanimously via roll call vote to approve the purchase of a new Freightliner 2026 trash truck at a CoStars price of approximately \$249,640.

#### **Adoption of Ordinance 2025-932 Amending the Township Parking Lot Tax**

**ON A MOTION** by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to adopt Township Ordinance 2025-932 amending and supplementing Chapter 350 of the Tinicum Township Code increasing the Parking Services tax to 11.5% of revenue attributable to parking services. A factor of 32% of services charged to parking patrons will shall be used to determine the amount of parking revenue. Said Ordinance will take effect January 1, 2026.

#### **Extension of Land Development Application of Alliance HP at 76 Industrial Highway**

**ON A MOTION** by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to accept applicant Alliance HP request to grant the Board an extension of time by which the Board must consider their proposed Land Development Application at 76 Industrial Highway. Said Land Development is to construct 3 warehouse/flex buildings consisting of 57,000 sq. ft., 45,375 sq. ft., and 50,985 sq. ft. and associated improvements. The extension shall be until September 30, 2025

#### **Extension of Subdivision Application of Ed Rubillo at 117 Seneca Street**

**ON A MOTION** by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to accept applicant Ed Rubillo request to grant the Board an extension of time by which the Board must consider his proposed Subdivision Application at 117 Seneca. Said Application is to subdivide an existing 15,000 sq. ft. parcel into two lots of 5,000 sq. ft. and 10,000 sq. ft. The extension shall be until October 31, 2025

#### **Extension of Subdivision Application of Ivy Airport Property, LLC**

**ON A MOTION** by Patrick Barr and second by Dennis Arthur the Board voted unanimously via roll call vote to accept applicant Ivy Airport Property LLC request to grant the Board an extension of time by which the Board must consider their proposed Subdivision Application at 10 Industrial Highway (Airport Logistics Center). Said Application is to subdivide a single deed parcel into 3 separate deed parcels. The extension shall be until October 31, 2025

#### **Extension of Land Development Application of James Raith at 140 Powhattan Avenue**

**ON A MOTION** by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to accept applicant James Raith request to grant the Board an extension of time by which the Board must consider his proposed Land Development Application at 140 Powhattan Avenue. Said Application is to construct a 30' by 50' Pole Barn, paved driveway extension and storm water management facility on an existing lot. The extension shall be until September 30, 2025

#### **Release #4 to AP Construction for Repairs to Township Marina**

**PRIOR TO VOTING** on this item, the Township Engineer noted that the contractor's invoice consists of items including work on the floating docks, removal of unused materials, and work on the "bargeman's building". No additional change orders have been requested.

**ON A MOTION** by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve Release #4 for the repairs to the Township's marina in the Amount of **\$166,410** payable to AP Construction of Philadelphia Pa. The release has been reviewed and recommended for payment by the Township Engineer

#### **Purchase of GIS Mapping Software**

**ON A MOTION** by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to instruct the Township Engineer to secure the appropriate GIS Mapping software required to map the Township's underground sanitary and storm sewer assets at a cost of approximately \$4,000.

## **Release of Escrow Funds Associated with Betz Completed Land Development**

**ON A MOTION** by Patrick Barr second by Roger Joseph the Board voted unanimously via roll call vote to approve the release of approximately \$3,532 in escrow funds to Betz Properties Associates for their completed land development project.

## **COMMITTEE REPORTS**

### **Code Enforcement Report – Roger Joseph, Chairman**

#### **June 2025 - The Code Enforcement Officer Issued:**

22 Certificates of Occupancies for a total of **\$ 3,075**  
16 Building Permits for a total of **\$ 8,818**

### **Police, Fire, and Buildings: Patrick K. McCarthy, Chairman**

#### **Police Report: June 2025**

Township Fines: **\$ 14,038** Of that amount, a total of **\$ 2,827** were Parking Tickets.

The department handled **478** incidents and made **31** criminal arrests  
**31** of those criminal arrests were adults  
**00** of those criminal arrests were juveniles.  
**00** animals were taken into custody

#### **Fire Company Report: June 2025**

Building Fire	11	Assist Police Dept	02
Vehicle Fire	02	CO Alarm	01
Water Rescue	01	Assist EMS	02
Dispatch/Cancel	03	Special Assisgment	01
MVA	07	Investigations	01
Elevator Rescue	<u>01</u>	Auto Fire Alarms	16
Total Calls	48		

#### **Fire Marshal Report: June 2025**

##### **Plan Reviews**

1. NONE THIS MONTH

### Inspections and Acceptance Tests:

1. 1 Tinicum Island Road, Federal Expresss fire evacuation drill
2. 45 Industrial Highway, Quality Inn
3. 49 Industrial Highway, Red Roof Inn
4. Terminal A at PHL, Aero Mexico Offices alarm horn and stobe light devices

### Investigations:

1. 45 Industrial Highway, Quality Inn water flow alarm and vandalized sprinkler
2. 423 S. Gov Printz Blvd, Lori Apartments, washing machine room incident
3. and Lori Apartments – Electrical arching issue
4. Holiday Inn Express – Wall outlet failure
5. 310 S. Gov Printz – Defective gas range and gas leak
6. 815 4<sup>th</sup> Avenue – Electric range arcing issue Romano's Restaurant – investigate electrical panel after water leak

Also attended varios DELCO EMS meetings and training sessions.

**Ray Lonabaugh, Fire Marshal**

### Public Works, Highways, and Railroads: Lisa Edmiston, Chairperson

#### **Trash removal for the month of June 2025**

Regular Trash	187	Tons
Bulk Trash	11	Tons
Yard Waste	06	Tons
Street Sweepings	1.5	Tons

- Continue to spray for weeds
- Continue landscaping activities
- Continue to maintain ball fields
- Power washed and stained Gov Print Park electrical building
- Repaired vinyl fence at Gov Printz Park gazebo
- Repaired/replaced signs on new Tinicum Island Road
- Installed new basketball courts at old swimming pool
- Sanded and painted memorial cannons at Township Memorial Building
- Removed bushes at police station

**George Hinkle, Superintendent**

**Sanitation: Dennis R. Arthur, Chairman**

**Tinicum Township Wastewater Treatment**

**June 2025**

Total flow	35,267,000 gallons	
Average Daily Flow	1,175,000 gallons	
Total sludge	455,000 gallons	(2.5% solids)
Methane Gas	23,114 cu ft.	

- Started summer seasonal employees
- Flushed trickling filters
- Cleaned up weeds around pumping stations
- Cleaned restrooms at ballfield
- Painted restrooms and water hydrants at plant

**Louis Clark, Jr., Superintendent**

**Health & Recreation: Pat Barr, Chairman**

Mr. Barr reported that soccer sign-ups are going on via the Recreation Organization website.

Mr. Barr reported that the following establishments passed their annual Health Inspection: UPS' Canteen Kitchen, Tinicum School Cafeteria, Quality Hotel's kitchen. Travelodge had an animal complaint and had to have a room closed for cleaning. Motel 6 inspected as a result of a bug complaint. No bugs were visible. La Bella Dolce Italia (former Ziggy's) will open on July 26. Chicken coop permit issued for 140 Seneca St.

The Health Officer passed her Servesafe Food Manager's certification

**Solicitor's Report: Sam S. Auslander, Esquire**

In reply to Mr. Dobi's inquiry about the "deed issue" at the Lutheran Church, Mr. Auslander stated that there is no issue. The church building remains in the hands of the Lutheran Church as long as the church remains operating as such. Mr. McCarthy stated that the local Lutheran Churches in the area are working together to remain operating. The Wawa litigation may be provided a court date in the fall of this year. The Wu litigation may be provided a court date in January 2026. The amount being sought by the plaintiff is in excess of \$50,000. Mr. Auslander is working with the FOP on a memo of understanding regarding hiring of new police officers.

Mr. Auslander has received a letter of recommendation from Delaware County Planning regarding the proposed change of the HI district to W1.

### **Engineer's Report: Dennis O'Neill, P.E.**

Mr. Scrivano had no further report in Mr. O'Neill's absence. Mr. McCarthy stated that the DEP has added two new substances to the Treatment Plant's permit that will need to be tested for in the Plant's effluent.

### **Manager's Report: David D. Schreiber**

The Township Manager reported that the Treatment Plant's new sludge heater should be installed by the end of this summer. The Township is working with the surrounding communities on an Intergovernmental Agreement regarding the provision of Advanced Life Support ambulance service via a third party vendor. Regarding the Lazaretto Grant, the Township Manager stated that despite Mr. Dobi's statements to the contrary, the Township has advised the public the Lazaretto Grant has been extended annually for some time, the latest through April of 2026 and that the Office of Management and Budget is aware of the Wu litigation.

**Secretary's Correspondence – David D Schreiber**     There was no correspondence this month.

### **Adjourn the Business Portion of Meeting**

**ON A MOTION** by Roger Joseph and second by Dennis Arthur to adjourn the business portion of this meeting by a unanimous voice vote.

### **Public Participation**

Ed Rubillo, Wyandotte Street, stated that the green arrow (traffic signal) westbound on Rt. 291 is out. Thanked the police for their quick investigation and resolution of some of his personal property. Noted that some lights at 629 North Gov Printz Blvd are out.

Walt Ludwig, stated that the grass at the former All State Career property on Seminole Street is overgrown.

Mr. Zurdi Dobi, 200 Powhattan Ave, asked when, and for how much, the vehicle driven by the Township Manager was purchased and asked if there was a threshold on the amount of funds that could be expended without a public motion. The Board responded that there are purchasing thresholds that require either multiple oral or written price quotes, or if the amount exceeds a certain amount public bids must be obtained. If an item is purchased via "costars" bids are not required.

Ms. Anna Mae Duncan, asked the Board (since Pastor Ash was not present) to observe a moment of silent prayer. Ms. Duncan then provided a brief prayer of her own.

**Adjournment of Meeting**

**ON A MOTION** by Dennis Arthur and second by Roger Joseph this meeting was adjourned by a unanimous voice vote.

Respectfully Submitted,  
David D. Schreiber  
Manager/Secretary